

jawa studio

architecture • interior design

103 East Charleston Suite 105 Las Vegas NV 89104
702.598.1723 fax 598.1724

05.30.06

planning and development department
development services center
city of las vegas

re: gpa, rezoning & sdpr
cory apartments
swc cory & upland
las vegas, nv
apn: 138-36-406-002 & 003

this submittal is to request a general plan amendment, a rezoning and a site development plan review for a four building two-story apartment development at the above referenced site. the general plan amendment is to request a change from the exiting designation of low to medium. the rezoning request is to change from the existing r-1 designation to an r-pd 23.

we have worked with the developer to create a design for both the site and the buildings that will compliment the area and provide another housing option to prospective residents. the resulting design complies with the related zoning codes for this type of development, is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call us if you have any questions or need additional information.

thank you,

j. david ellertsen

ZON-13898
SDR-13901
7-13-06 PC

MAY 30 2006